



Planning Report

To: Municipality of Brockton Council

From: Benito Russo, Planner

Date: September 26, 2023

Re: Official Plan Amendment L-2023-014 and Zoning By-Law Amendment Z-2023-071

Recommendation:

Subject to a review of submissions arising from the public meeting:

That Council adopt Official Plan Amendment Number L-2023-014 submitted by the Corporation of the Municipality of Brockton and the necessary by-law be forwarded to the County for approval.

That Zoning By-law Amendment Z-2023-071, as attached, be approved and the necessary by-law be forwarded to Council for adoption.

Summary:

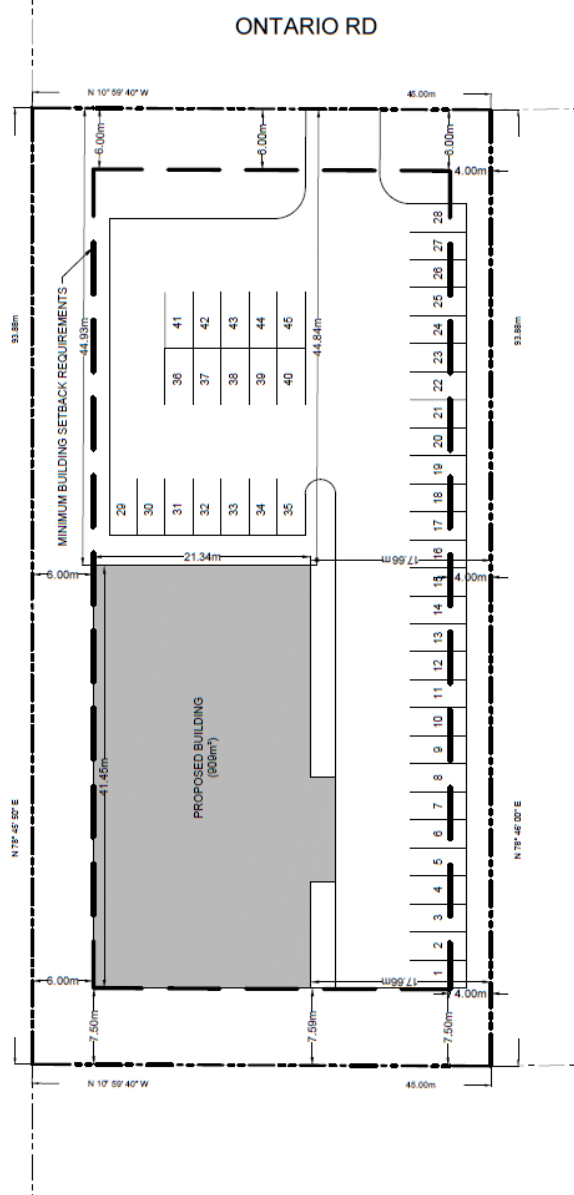
The purpose of this application is for a site-specific Zoning By-law Amendment to rezone the subject lands to permit a Wellness Center. An associated Local Official Plan Amendment is proposed to permit health services for the subject property located in the Business Park 1 Designation. If approved, this would facilitate the development of a fitness center also providing services for consultation, diagnosis and/or treatment of persons for medical, therapeutic and wellness purposes but shall not include overnight accommodation for in-patient care. It shall also include an indoor turf field, walking track, and permit facility rentals/tournaments.

The subject property is located in the Walkerton East Ridge Business Park on the Southwest corner of Creighton Rd and Ontario Rd.

The property is surrounded by commercial and light industrial uses as well as vacant land to be developed for similar purposes.

Airphoto:



[illegible]

Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant agency comments, public comments, and planning policy sections.

Local Official Plan Amendment

The subject property is currently designated as Business Park One in the Official Plan for the Walkerton Settlement Area. The intent of the Business Park Designation is to accommodate commercial/retail and industrial businesses which are space extensive. The proposed Wellness Centre is comprised of a fitness center and health services. It is identified in the Official Plan that a fitness center is a space extensive retail commercial use and is permitted.

Section 3.5.3.1.5 of the Official Plan expressly prohibits professional medical services and other associated health care facilities as they are generally identified as sensitive land uses which may result in compatibility issues with industrial development. As such, the required applications include a Local Official Plan Amendment to permit these uses.

The proposed associated health services, among others, include physiotherapy, message therapy, and chiropractic services which can be viewed as a natural extension of a fitness centre.

Through a review of the existing and planned surrounding uses, given the types of proposed health services and that no overnight accommodation is permitted, it is not anticipated that the introduction of these services will result in a compatibility issue.

The proposal is consistent with Section 5.5.2 of the Bruce County Official Plan, which directs for a broad range of uses to occur within fully serviced settlement areas with the intent to establish complete communities.

The Wellness Centre development is supported by the need to meet increasing demand for health services and compatibility concerns with surrounding uses are not anticipated. The proposed increase in designation permissions supports community needs and is appropriate in the context of a fitness centre providing associated healthcare needs.

Zoning By-Law Amendment

The proposed amendment to the Brockton Zoning By-Law would rezone the subject property from the existing Business Park One Special (BP1-4) Zone to a modified Business Park One Special (BP1-4) Zone which permits a “Wellness Centre” in addition to the uses permitted in the Business Park One (BP1) Zone.

For the purposes of this Site-Specific Zoning By-law Amendment a “Wellness Centre” means a premises providing services for consultation, diagnosis and/or treatment of persons for medical, therapeutic and wellness purposes but shall not include overnight accommodation for in-patient care. It shall also include an indoor turf field and walking track and permit facility rentals, events and tournaments.

The proposed provisions have been reviewed in consultation with the Corporation of the Municipality of Brockton and Cobide Engineering and are satisfactory to the Bruce County Planning Department.

Compatibility Considerations

The buffer on lands adjoining industrial or residential land uses as per Section 3.3 of the Zoning By-law is intended to implement the Ontario D-6 Series Guidelines that provide recommended separation distances between industrial and sensitive land uses. The intent of these guidelines and provisions is to provide separation between land uses that may have compatibility concerns. The identified separation distances are 20 meters for less impactful businesses and 70 meters where greater impacts can be anticipated.

As health services are generally classified as a sensitive land uses consideration should be given to ensure appropriate separation exists between surrounding land uses.

Based on the existing zoning in the vicinity of the subject property and the existing/planned developments and vacant lands, the required separation distance is provided between the proposed Wellness Centre and neighboring developments. It is not anticipated that the introduction of the Wellness Centre would result in required planning relief to facilitate development on vacant properties in the area as a result of buffering requirements.

Natural Heritage

The subject property is cleared and lacks tree cover. There are no natural heritage features or watercourses on the subject lands. The proposed development has no impact on natural environment features or functions.

Natural Hazards

Comments have been received from the Saugeen Valley Conservation Authority confirming that there are no Natural Hazard features affecting the subject property.

Archaeology

According to Section 4.10.1.4 of the Bruce County Official Plan, development on lands with potential archaeological resources should aim to avoid their destruction or alteration. If avoidance is not possible, the resources should be conserved through removal and documentation as per the Ontario Heritage Act.

High archaeological potential was previously identified on the subject property. As part of development preparation for the initial phases of the East Ridge Business Park an archaeological assessment was conducted in 2015. The results of this assessment found no archaeological resources on the property.

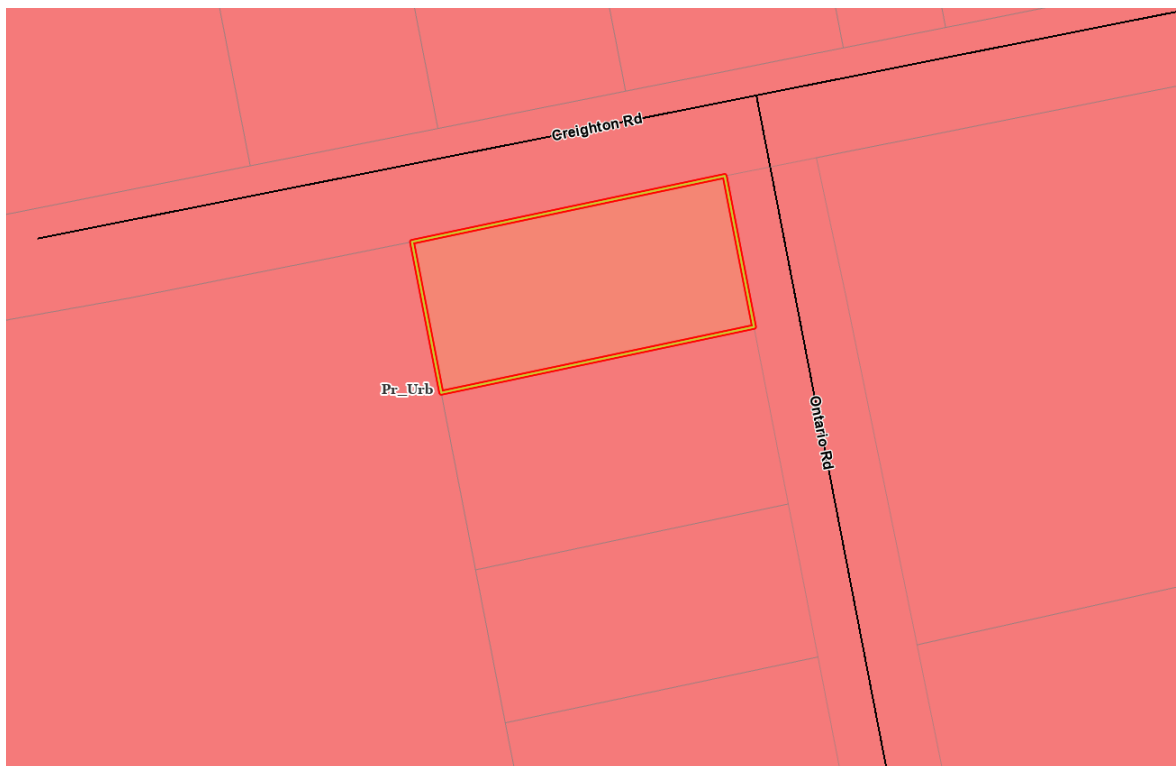
Although concerns were raised by Dr. Robert Martin of the Saugeen Ojibway Nation regarding the assessment's rigor, the assessment is in the later stages of specialist review and Dr. Martin advises that no further archaeology work for the subject property is required.

The previously archaeological assessment and specialist review addresses any archaeological considerations and currently no further assessment is recommended.

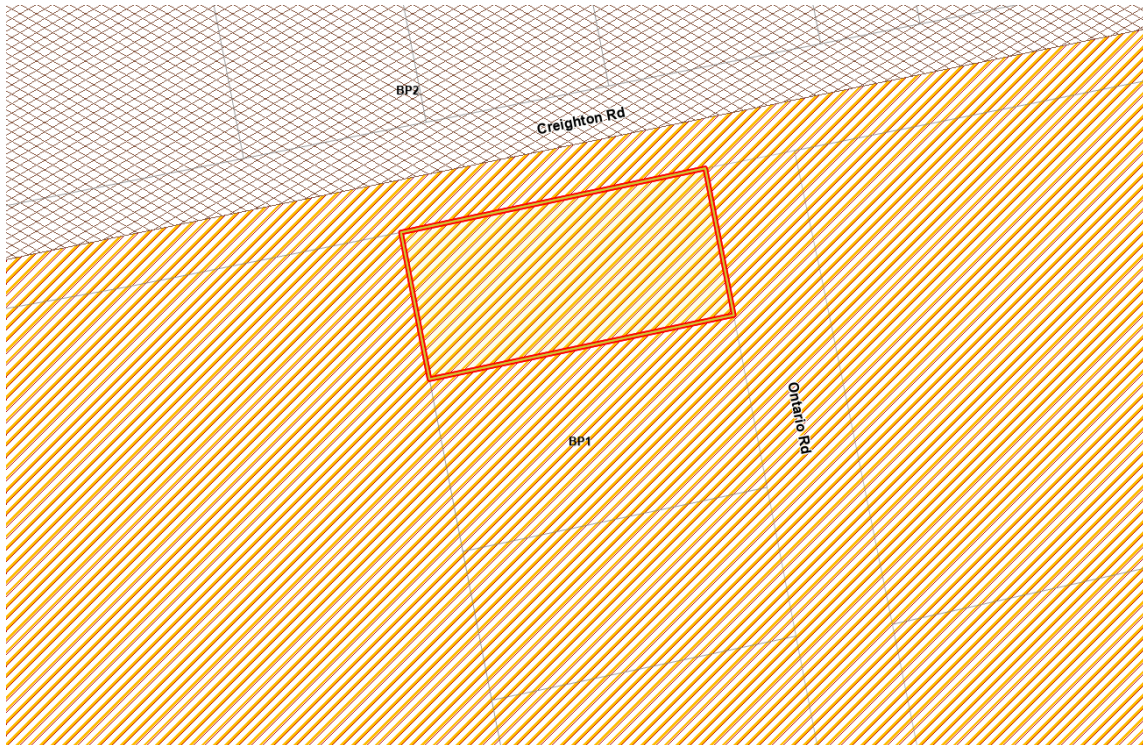
Appendices

- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- Planning Justification Report - Prepared by Cobide Engineering.
- Agency Comments
- Public Comments
- Public Notice

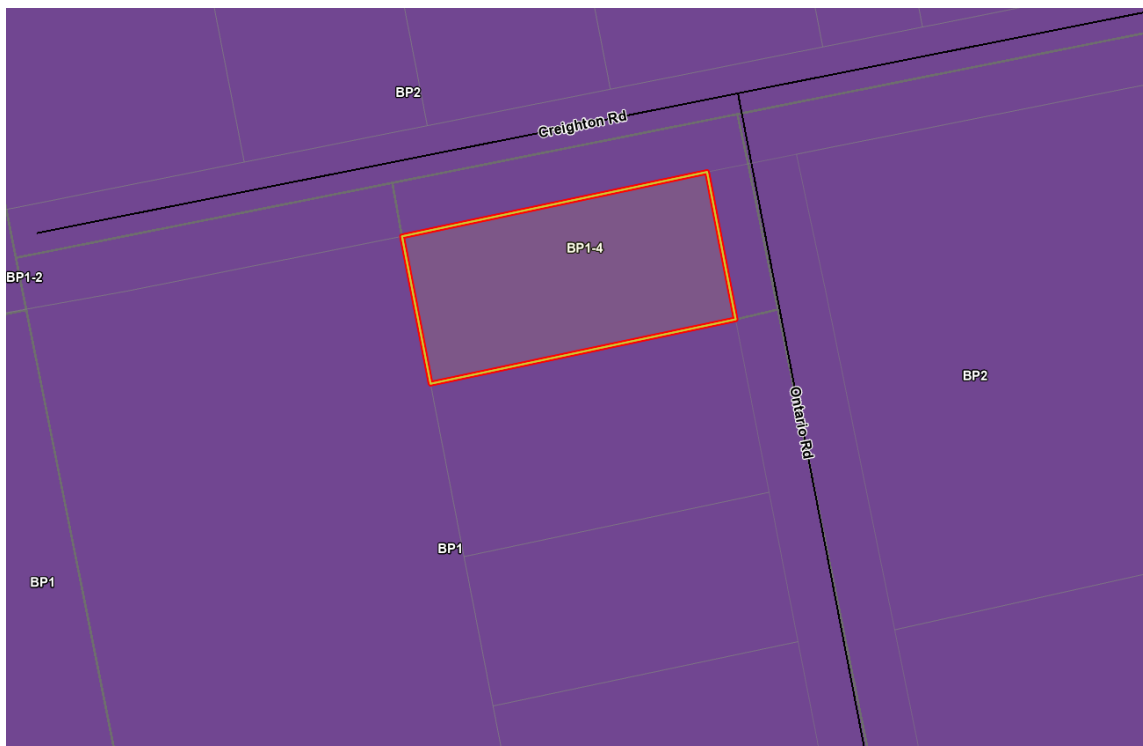
County Official Plan Map (Designated Primary Urban Communities)



Local Official Plan Map (Designated Business Park One 'BP1')



Local Zoning Map (Zoned Business Park One - Special 'BP1-4')



THE MUNICIPALITY OF BROCKTON

PLANNING JUSTIFICATION REPORT

ROLL NUMBER 410436000101807

EAST RIDGE BUSINESS PARK,
WALKERTON

AUGUST 2023

COBIDE Engineering Inc
517 10th Street
Hanover, ON N4N 1R4
TEL: 519-506-5959
www.cobideeng.com

TABLE OF CONTENTS

1.	INTRODUCTION	1
1.1	Purpose and Scope.....	1
1.2	Background	2
2.	SITE CONTEXT	2
2.1	Site Description	2
2.2	Surrounding Land Uses	2
3.	THE DEVELOPMENT CONCEPT.....	3
4.	RATIONALE FOR APPLICATIONS.....	4
4.1	Current Planning Designations and Zones	4
4.2	Required Applications	4
5.	PLANNING POLICY.....	5
5.1	Planning Act	5
5.2	Provincial Policy Statement.....	6
5.3	Bruce County Official Plan.....	8
5.3.1	Section 4.7 Services and Utilities.....	9
5.3.2	Section 5.2.2 Primary Urban Community Policies	10
5.3.3	Section 4.5 Economic Development	10
5.3.4	Conclusions.....	10
5.4	The Walkerton Community Official Plan.....	10
5.4.1	Section 3.5 Business Park	11
5.4.2	Section 7.2 Amendments to the Official Plan.....	12
5.4.3	Conclusions.....	14
5.5	Municipality of Brockton Comprehensive Zoning By-Law	14
5.5.1	Current Zoning	14
5.5.2	Proposed Zoning.....	15

6. CONCLUSIONS & PLANNING OPINION..... 16

LIST OF FIGURES:

Figure 1: Key Map	1
Figure 2: Aerial Photograph	3
Figure 3: Bruce County Official Plan Map	9
Figure 4: Walkerton Community Official Plan Map	11
Figure 5: Zoning By-law Map	15

APPENDICES:

- A- Conceptual Site Plan

1. INTRODUCTION

On behalf of our client, the Municipality of Brockton, Cobide Engineering Inc. is pleased to submit the Planning Justification Report in support of the Official Plan Amendment and Zoning By-law Amendment applications for the property located at a municipally unaddressed location in Walkerton's East Ridge Business Park and with Roll Number 410436000101807 (hereinafter called the subject lands).

The intent of this report is to analyze the land use planning merits of the requested applications to determine the appropriateness of the proposed uses. The request will be analyzed within the context of the surrounding community and the relevant planning documents, including the Provincial Policy Statement, the Bruce County Official Plan, the Walkerton Community Official Plan and the Municipality of Brockton's Comprehensive Zoning By-law.

A Site Plan has been included in Appendix A to this report. The conceptual site plan contained in Appendix A is shown for illustrative purposes and demonstrates the site can be used in the manner for which it is proposed to be re-zoned for.

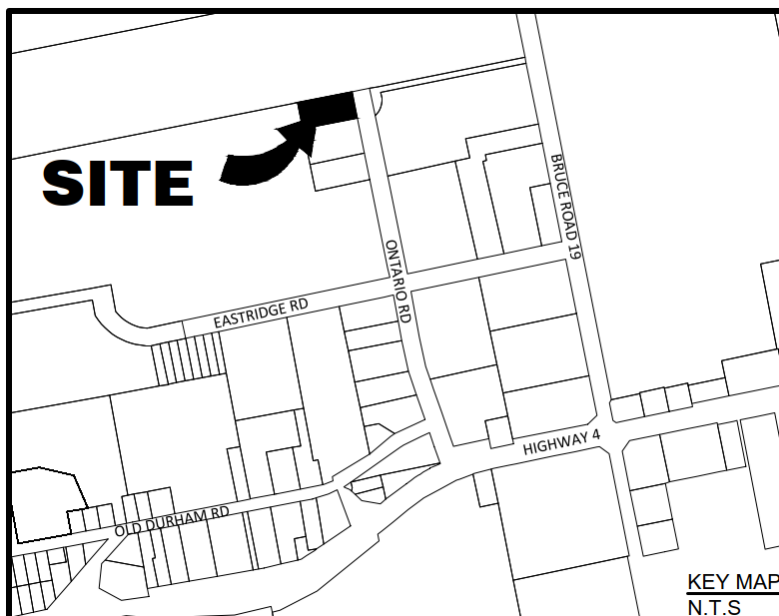


Figure 1: Key Map

1.1 PURPOSE AND SCOPE

The content of this Planning Justification includes:

- A description of the site, its existing physical conditions and its setting within the surrounding area; and
- A description of the Development Concept; and
- An outline of and rationale for the subject application; and
- An overview of the other supporting reports and studies; and,
- An overview of the relevant planning policy and regulations that affect the proposed planning application, including Provincial, County, and Municipal policy and regulations; and
- An assessment of the proposed planning application in respect to the relevant policy and regulatory framework, and a planning opinion and justification for the applications.

1.2 BACKGROUND

On June 21, 2023, Cobide Engineering Inc. was invited through a Request for Quote to prepare a Planning Justification Report in support of an Official Plan Amendment and Zoning By-law Amendment to facilitate the sale of a lot in the East Ridge Business Park and subsequent construction of a health and wellness centre including a fitness centre and specifically to permit a physiotherapy clinic and other wellness-related services. No further studies were identified as being required.

D. Kieffer of Cobide Engineering Inc. met with Municipality of Brockton staff and spoke with the County of Bruce Planning staff regarding the proposal on July 18, 2023. The submission requirements were confirmed to be a completed application form and planning justification report.

2. SITE CONTEXT

2.1 SITE DESCRIPTION

The subject land is legally described as Part Lot 34, Concession 1, geographic Township of Brant, RP 3R10027, Part 1 and is located at the corner of Ontario and Creighton Roads in the Eastridge Business Park, Walkerton.

A Site Location Map is included as Figure 1. The subject lands are approximately 4200 m² in area and are presently vacant.

2.2 SURROUNDING LAND USES

The subject lands are located in the East Ridge Business Park on the northeast side of the community of Walkerton. The subject lands front Ontario Road.

In the surrounding area of the subject lands are several light industrial uses operating and planned. Directly across Ontario Road is DAC Trailers Inc. a trailer rental business. To the South are a variety of businesses including: landscaping, stair manufacturing, storage, United Rentals and Westario. To the North are planned light industrial and commercial uses. To the West are several vacant and unsold lots and the Walkerton Soccer Fields.

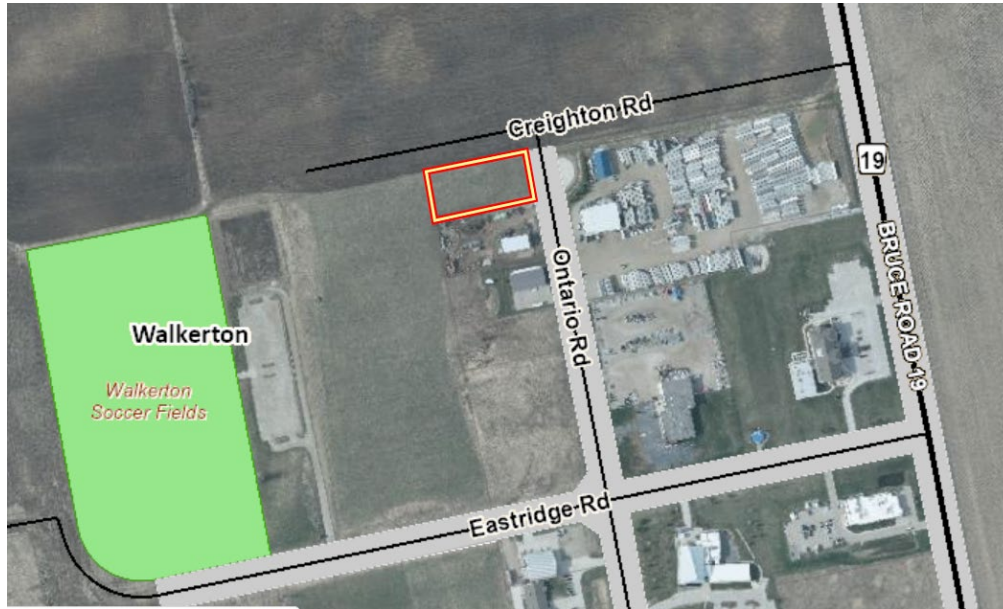


Figure 2: Aerial Photograph

3. THE DEVELOPMENT CONCEPT

The application will support a new business venture: Summit Athletics and Lifestyle Centre being the merger of Walkerton Physiotherapy and Sports Injury Clinic and Rural Strength and Conditioning (RSC). The development concept will bring both of existing businesses under one roof to create a one-stop-shop for people in the community to optimize active lifestyles and overall health. In addition to physiotherapy, there are plans to include other allied health professionals such as massage therapy, chiropractic services, and osteopathy. The fitness centre will be used for general fitness classes, senior fitness, sport-specific team training, and personal training.

While final design of the building is ongoing, its proposed that a 909 m² building be constructed to include the fitness centre along with complementary wellness-focused uses including treatment rooms for physiotherapy. Further, the proposed building will include bathrooms, offices, and changerooms.

4. RATIONALE FOR APPLICATIONS

4.1 CURRENT PLANNING DESIGNATIONS AND ZONES

The subject lands are located in the settlement area of Walkerton and are designated Primary Settlement Area in the Bruce County Official Plan.

The property is designated Business Park 1 in the Walkerton Community Official Plan. The property is zoned Business Park One Special (BP1-4). This special zoning has permissions for a “Licensed Marihuana Growing Facility” and requires odour controls to the satisfaction of the Municipality of Brockton for this use.

4.2 REQUIRED APPLICATIONS

A Local Official Plan Amendment is requested to permit a wellness centre including complementary wellness uses such as physiotherapy. The amendment is required as the Walkerton Community Official Plan in Section 3.5.3.1 Permitted Uses - Business Park 1 clause 5 states “Prohibited Uses in the Business Park 1 designation: Shopping centres/plazas, strip malls/plazas, professional medical services and other associated health care facilities.” The aforementioned physiotherapy and wellness uses are considered professional medical services or other associated health care facilities and therefore have been prohibited in the designation.

A Zoning By-law Amendment is requested to amend the special zoning on the property. The current zoning for the subject land is Business Park One Special (BP1-4). The BP1 zone permits a fitness centre as of right but does not permit complementary ancillary wellness uses such as a physiotherapy clinic.

A site-specific amendment is proposed to permit the following use in both the Official Plan and Zoning By-law for the subject lands:

“WELLNESS CENTRE means a premises providing services for consultation, diagnosis and/or treatment of persons for medical, therapeutic and wellness purposes but shall not include overnight accommodation for in-patient care. It shall also include an indoor turf field and walking track and permit facility rentals, events and tournaments.”

5. PLANNING POLICY

5.1 PLANNING ACT

The Planning Act requires approval authorities considering planning applications to have regard to, among other things, matters of Provincial Interest. Those matters of Provincial Interest relevant to the Subject Applications are as follows:

- The supply, efficient use and conservation of energy and water;
- The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- The orderly development of safe and healthy communities;
- The adequate provision of employment opportunities;
- The appropriate location of growth and development;
- The promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The Planning Act also requires decisions related to planning applications to be consistent with Provincial Policy (such as the Provincial Policy Statement) in effect on the date of the decision. Section 16 of the Planning Act provides the legislative authority for municipalities to regulate the following (among other matters) in Official Plans:

- Goals, objectives and policies to manage and direct physical change and the effects on the social, economic, built and natural environment of the municipality;
- Descriptions of the means for informing and obtaining input from the public with respect to Official Plan Amendments and Zoning By-laws; and
- Policies that identify goals, objectives and actions to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate.

Section 34 of the Planning Act provides the legislative authority for municipalities to regulate the following (among other matters) in Zoning By-laws:

- the use of land;
- the type of construction, height, bulk, location, size, floor area, spacing, character and use of buildings;
- minimum and maximum density;
- minimum and maximum height; and
- requirement to provide off-street parking and/or loading facilities.

5.2 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land through Municipal documents like the Official Plan and Zoning By-law.

The current PPS came into effect May 1, 2020. Section 3(5) of the Planning Act requires that all decisions affecting planning matters shall be consistent with policy statements issued under the Act. The following table demonstrates how the proposed Official Plan and Zoning By-law Amendments are consistent with the policies of the 2020 PPS that, in our opinion, have particular relevance to this proposal:

Table 1: Provincial Policy Statement Policies

<p>1.1 (Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns)</p> <p>1.1.1 Healthy, liveable and safe communities are sustained by: b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet longterm needs;</p>	<p>The proposed development represents an efficient development design for employment uses in a Settlement Area in an area designated and designed for commercial and industrial activities.</p>
<p>1.1.3.1 <i>Settlement areas</i> shall be the focus of growth and development.</p>	<p>The subject lands are located in Walkerton, a settlement area.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</p>	<p>The proposed mix of uses makes efficient use of the subject lands and proposed building.</p>

<p>b. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and</p>	<p>The proposed land use will be fully serviced with sanitary sewer and municipal water. It will contribute to the build out and expansion of the East Ridge Business Park.</p>
<p>1.3.1 Planning authorities shall promote economic development and competitiveness by:</p> <p>a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;</p> <p>b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;</p> <p>c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;</p>	<p>The proposed mix of uses will offer a range of economic and employment opportunities and will meet long-term community needs in a convenient one-stop location.</p> <p>The proposal will support the re-location and expansion of two established Walkerton community businesses to be co-located in the same building. From a planning perspective, this can viewed as extending ancillary and complementary businesses to the permitted fitness centre use.</p> <p>As such, this proposal helps advance the Employment Area goals of the PPS</p>
<p>1.6.6 (Sewage, Water and Stormwater) 1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and</p>	<p>The proposal would represent a development that optimizes municipal infrastructure through using designated land in an urban boundary that is serviced.</p>

redevelopment shall be promoted wherever feasible to optimize the use of the services;	
1.6.7 (Transportation Systems) 1.6.7.2 Efficient use shall be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.	With the recent Minister's Zoning Order, future expansion is planned to the East Ridge Business Park and sales of lots, the construction of infrastructure and development continues.
1.7.1 Long-term economic prosperity should be supported by: a) promoting opportunities for economic development and community investment-readiness;	The development concept would include the expansion and co-location of two existing businesses that has been located in the community since 2014.

5.3 BRUCE COUNTY OFFICIAL PLAN

The Bruce County Official Plan was approved by the Ontario Municipal Board in 1999. The Five-Year Review to the Plan was approved by MMAH in 2010. The purpose of the Bruce County Official Plan is to establish a policy framework to guide the physical, social and economic development of the County and to protect the natural environment within the County to the year 2021. Bruce County is currently working on a new Official Plan.

The property is designated Primary Urban Community and is within the settlement area of Walkerton.

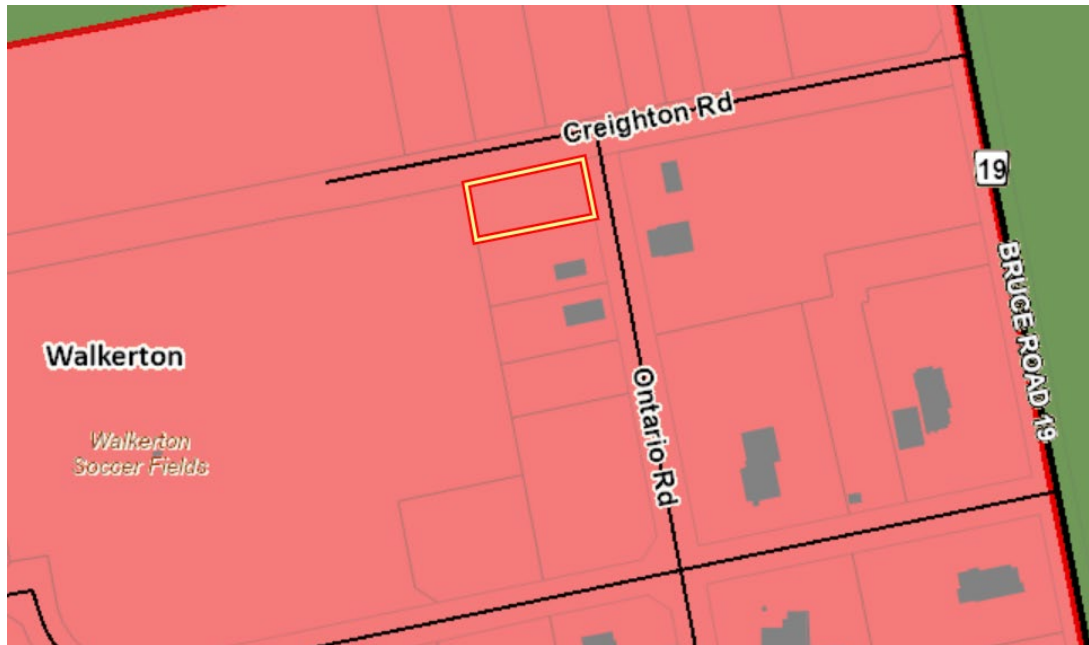


Figure 3: Bruce County Official Plan Designation.

5.3.1 SECTION 4.7 SERVICES AND UTILITIES

The Bruce County Official plan states that County Council is intent on ensuring that the services and utilities (public or private) necessary to serve the County now and in the future are provided in a comprehensive, cost-effective manner while minimizing negative impact on the natural environment. Local municipalities are to give priority to the provision of Municipal services within urban areas for development and redevelopment proposals that utilize Municipal servicing in an efficient compact manner. The location, design and construction of utilities shall demonstrate all reasonable measures to mitigate negative impacts on the natural and built environments (policy 4.7.2.1).

Planning for water and sewage services shall recognize that: full municipal water and sewage services are the preferred form of servicing. In areas serviced by full municipal sewage and water services development will be permitted only if sufficient reserve water and sewage plant capacity will be available to accommodate the development, and other approved development (policy 4.7.5.1 i).

Discussion:

The subject lands are proposed to be fully serviced with municipal water and sanitary sewer that is available at the site.

5.3.2 SECTION 5.2.2 PRIMARY URBAN COMMUNITY POLICIES

It is the policy of County Council to direct the majority of anticipated permanent population growth to Primary Urban Communities and that these developments shall ultimately be serviced with municipal water supply and distribution, and sewage collection and disposal systems. The permitted uses shall include a broad variety of residential, home occupations, commercial, industrial and institutional land uses (policy 5.2.2.1).

Discussion:

The subject lands are designated 'Primary Urban Community' and are contained within the established urban boundaries of Walkerton. It is proposed the subject lands will be serviced by sanitary sewer and municipal water.

The development concept is consistent with the broad range of uses that are permitted by the Bruce County Official Plan in settlement areas.

Therefore, the proposal conforms to the Primary Urban Community policies of the Bruce County Official Plan.

5.3.3 SECTION 4.5 ECONOMIC DEVELOPMENT

The objectives of the County in regard to economic development include promoting a broader range of growth to provide employment opportunities within the County and encouraging value added development of resources and products (Policy 4.5.1 viii and ix).

Discussion:

The development concept represents the expansion and re-location of an existing Walkerton business to include complementary ancillary wellness uses. A wellness centre is a natural extension of the permitted as-of-right use, being a fitness centre, and the inclusion of similar uses is a value-add to the development and community.

5.3.4 CONCLUSIONS

In conclusion, the proposed Local Official Plan Amendment and Zoning By-law Amendment are consistent with the Bruce County Official Plan. The subject lands will be fully serviced, provide economic diversity and development and are consistent with the wide range of uses permitted in the Primary Urban Community designation.

5.4 THE WALKERTON COMMUNITY OFFICIAL PLAN

The Walkerton Community Official Plan was adopted by the Municipality of Brockton Council October 26, 2009. The County of Bruce approved the Plan December 17,

2009. There was a five-year review of the Plan in 2017. The Plan applies to the urban settlement area of Walkerton in the Municipality of Brockton.

The subject lands are designated Business Park 1.

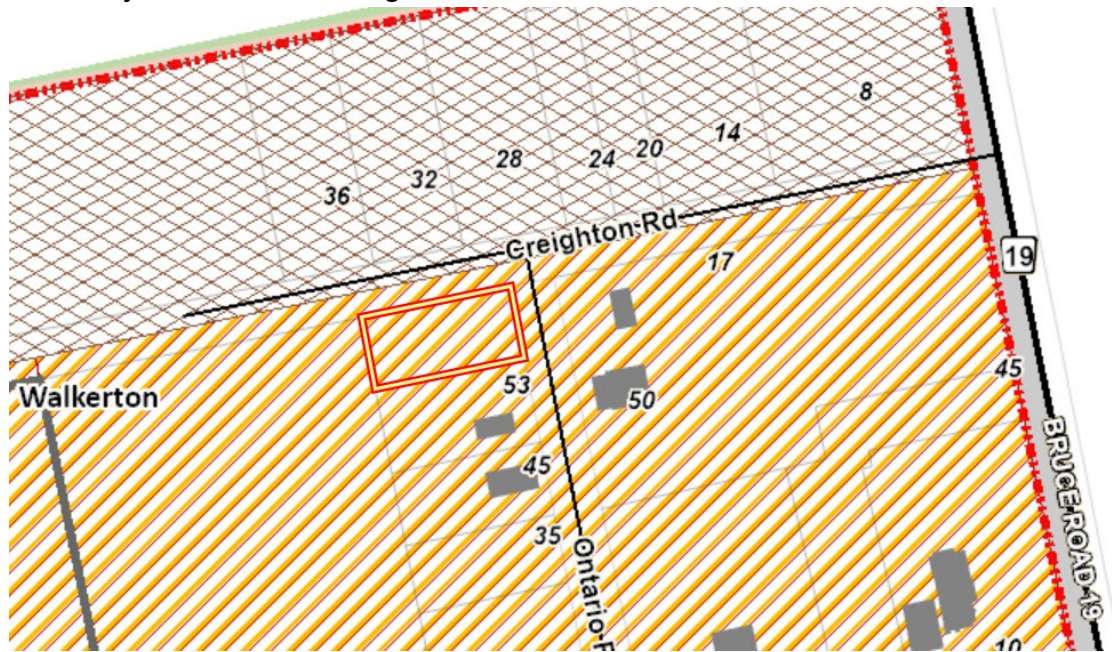


Figure 4: Walkerton Community Official Plan Designation

5.4.1 SECTION 3.5 BUSINESS PARK

In Section 3.5.3.1 Permitted Uses - Business Park 1 the following uses are permitted: single purpose buildings devoted to Retail Commercial uses; Business Park Commercial uses; Light Industrial uses, and Complementary Uses.

1. Retail Commercial Uses which are space extensive such that they require large buildings, parking and/or storage requirements. The Retail Commercial use must:
 - a) Be located in a single use, self-contained building, in excess of 278.7 square metres (3,000 square feet). Retail Commercial building shall not be divided into retail spaces smaller than 278.7 square metres (3,000 square feet); and,
 - b) Require large parking and/or outdoor storage or display requirements; and,
 - c) Represent a use not consistent with the nature of the Historic Walkerton or Commercial designation. Examples of space extensive Retail Commercial uses include:
 - i. building supply outlets;
 - ii. fitness centres; and,
 - iii. offices accessory to an above permitted use.

5. Prohibited Uses in the Business Park 1 designation: Shopping centres/plazas, strip malls/plazas, professional medical services and other associated health care facilities, are prohibited.

Discussion:

The proposal will support the re-location and expansion of two established Walkerton community businesses to be co-located in the same building. From a planning perspective, this can be viewed as extending ancillary and complementary businesses to the permitted fitness centre use. The gross floor area of the proposed building is 909 m² with approximately 454 m² of this devoted to the fitness centre. Therefore, the portion of the building that hosts the permitted as-of-right use meets the size requirements for the designation. Due to the space expansiveness nature of this type of use, it's a natural fit to locate in the business park.

It is proposed the new facility be expanded to include similar and complementary uses to be located in the same building. While complementary uses are permitted in the designation, the proposed uses to be included would be physiotherapy, massage therapists and other wellness-related uses. It is proposed that the amendment would include permissions for a "wellness centre" defined as "a premises providing services for consultation, diagnosis and/or treatment of persons for medical, therapeutic and wellness purposes but shall not include overnight accommodation for in-patient care. It shall also include an indoor turf field and walking track and permit facility rentals, events and tournaments." Many of the uses that would be permitted in this definition could be considered professional medical services and other associated health care facilities, which have been prohibited in the designation by Policy 3.5.3.1.5.

The expansion of the permitted uses would represent an opportunity to have a cohesive and a "one-stop shop" for wellness-related services. These uses are a natural extension of a fitness centre and would complement the permitted use well. Compatibility concerns with surrounding uses are not anticipated, as per the definition, overnight accommodations will not be permitted. The coming and going for the wellness centre uses will not be noticeably different than the patrons of the fitness centre or customers of the surrounding businesses.

5.4.2 SECTION 7.2 AMENDMENTS TO THE OFFICIAL PLAN

Section 7.2 of the Walkerton Community Official Plan outlines the following to be considered when an Amendment is proposed to the Plan:

a)	The proposed amendment complies with the Vision for the Historic Walkerton community, if applicable.	The addition of a “wellness centre” use to an already permitted use in the Business Park designation to co-locate with a compatible and complimentary use does not detract from the vision for the Historic Walkerton designation.
b)	The proposed amendment furthers the Goals and Actions of the Plan. The Amendment is in keeping with Provincial and County policy.	The amendment is consistent with the Provincial Policy Statement and the Bruce County Official Plan.
c)	The demonstrated need for the proposed development.	Rural Strength Conditioning and Walkerton Physiotherapy and Sports Injury Clinic are both established Walkerton business seeking to expand. There is a demonstrated need and market for their services.
d)	The suitability of the lands for the proposed use.	The lands are suitable in size and are fully-serviced with sanitary sewer and municipal water.
e)	The compatibility of the proposal with the existing and planned land uses in the surrounding area.	Compatibility concerns with surrounding uses are not anticipated, as per the proposed definition, overnight accommodations will not be permitted. The comings and going for the wellness centre uses will not be noticeably different than the patrons of the gym or customers of the surrounding businesses.
f)	An assessment of how lands affected shall be adequately serviced to accommodate the proposed development.	Lands within the East Ridge Business Park are fully serviced and can accommodate the proposed development.
g)	An assessment of the impacts the proposed development shall have on surrounding land uses, traffic movements, servicing, built heritage and natural environment.	Impacts are not anticipated on surrounding land uses, traffic movements, servicing, built heritage and the natural environment as the East Ridge Business Park has been

		built and designed with these factors in mind. Built heritage is not present on the site as the construction has occurred in the last 15 years in this portion of Walkerton.
h)	An assessment of the impacts the proposal shall have on municipal capital works and services.	Impacts are not anticipated on municipal capital works or services.

5.4.3 CONCLUSIONS

In conclusion, the inclusion of the wellness centre use in the development concept is a natural extension and progression of the permitted fitness centre use. It would be anticipated that the comings and goings of the wellness centre use will not be markedly different than that of the fitness centre patrons. The inclusion of this additional use will permit the business owner to maximize the use of the site and new building. Therefore, the proposed Official Plan Amendment can be considered justified.

5.5 MUNICIPALITY OF BROCKTON COMPREHENSIVE ZONING BY-LAW

The Corporation of the Municipality of Brockton By-Law number 2013-26, as amended, being a by-law to regulate the use of lands and the character, location and use of buildings and structures in the Municipality of Brockton was approved in 2013.

5.5.1 CURRENT ZONING

The property is zoned Business Park One Special (BP1-4). This special zoning has permissions for a “Licensed Marihuana Growing Facility” and requires odour controls to the satisfaction of the Municipality of Brockton for this use.

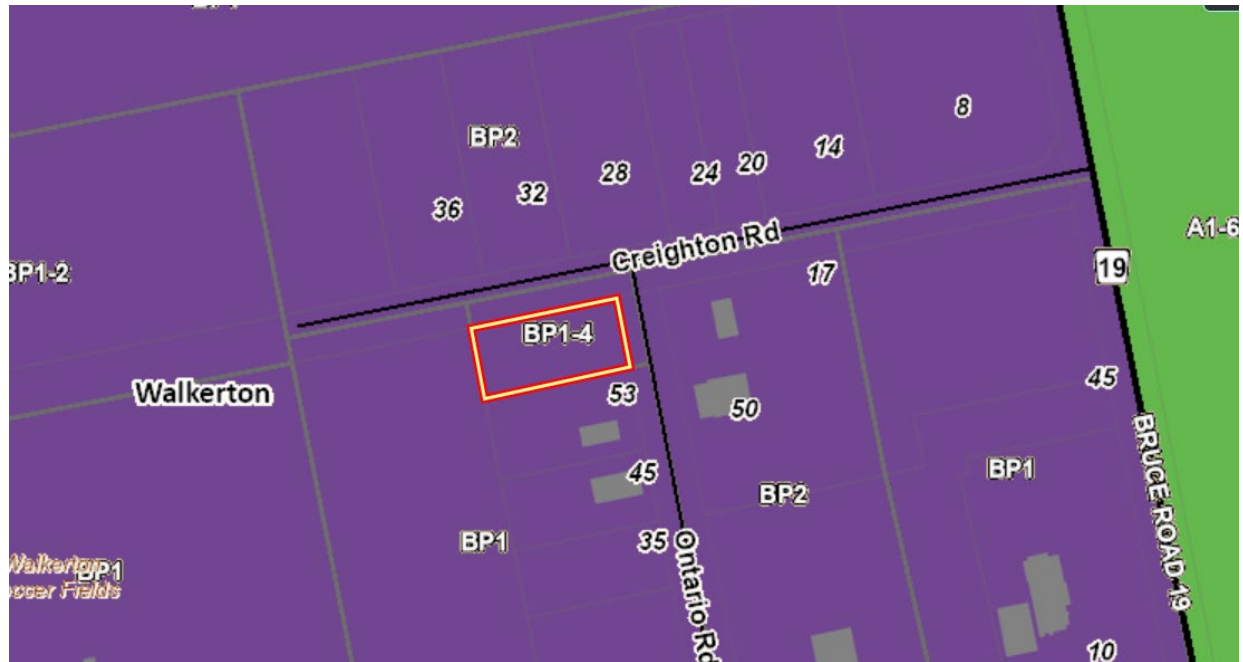


Figure 5: Zoning By-law Map

5.5.2 PROPOSED ZONING

It is proposed that the special BP-4 zoning applying to the lands be amended to include the permitted use:

“WELLNESS CENTRE” means a premises providing services for consultation, diagnosis and/or treatment of persons for medical, therapeutic and wellness purposes but shall not include overnight accommodation for in-patient care. It shall also include an indoor turf field and walking track and permit facility rentals, events and tournaments.”

Provisions for the BP1 Zone:	Required	Provided
Minimum Lot Area	750 m ²	4200 m ²
Minimum Lot Frontage	15.0 m	65.6 m
Minimum Front Yard	6 m	44 m
Interior Side Yard	4m	17 m
Minimum Rear Yard	7.5 m	7.5m
Maximum Lot Coverage	75%	22%
Maximum Building Height	22 m	Will meet

Specific parking configurations and buffering can be discussed and required during the Site Plan Control stage of the development process. The conceptual site plan

contained in Appendix A is shown for illustrative purposes and demonstrates the site can be used in the manner for which it is proposed to be re-zoned for.

6. CONCLUSIONS & PLANNING OPINION

The proposed Official Plan Amendment and Zoning By-law Amendment are justified and represent good planning for the following reasons:

1. The proposals are consistent with the Planning Act, Provincial Policy Statement and conform to the County of Bruce Official Plan;
2. The proposed addition of the “wellness centre” use to the property is justified because:
 - a. Compatibility concerns with surrounding uses are not anticipated, as per the definition, overnight accommodations will not be permitted;
 - b. The comings and goings for the wellness centre uses will not be noticeably different than the patrons of the fitness centre or customers of the surrounding businesses;
 - c. The development concept will support the re-location and expansion of two established Walkerton community businesses to be co-located in the same building. From a planning perspective, this can viewed as extending ancillary and complementary businesses to the permitted fitness centre use.
3. The proposal contributes to the range of employment and growth opportunities;
4. The proposal will be fully serviced on Municipal services including sanitary sewer and water.

Thank you for your consideration of the applications, please contact the undersigned with any questions pertaining to the contents of this report.

Sincerely,
Cobide Engineering Inc.

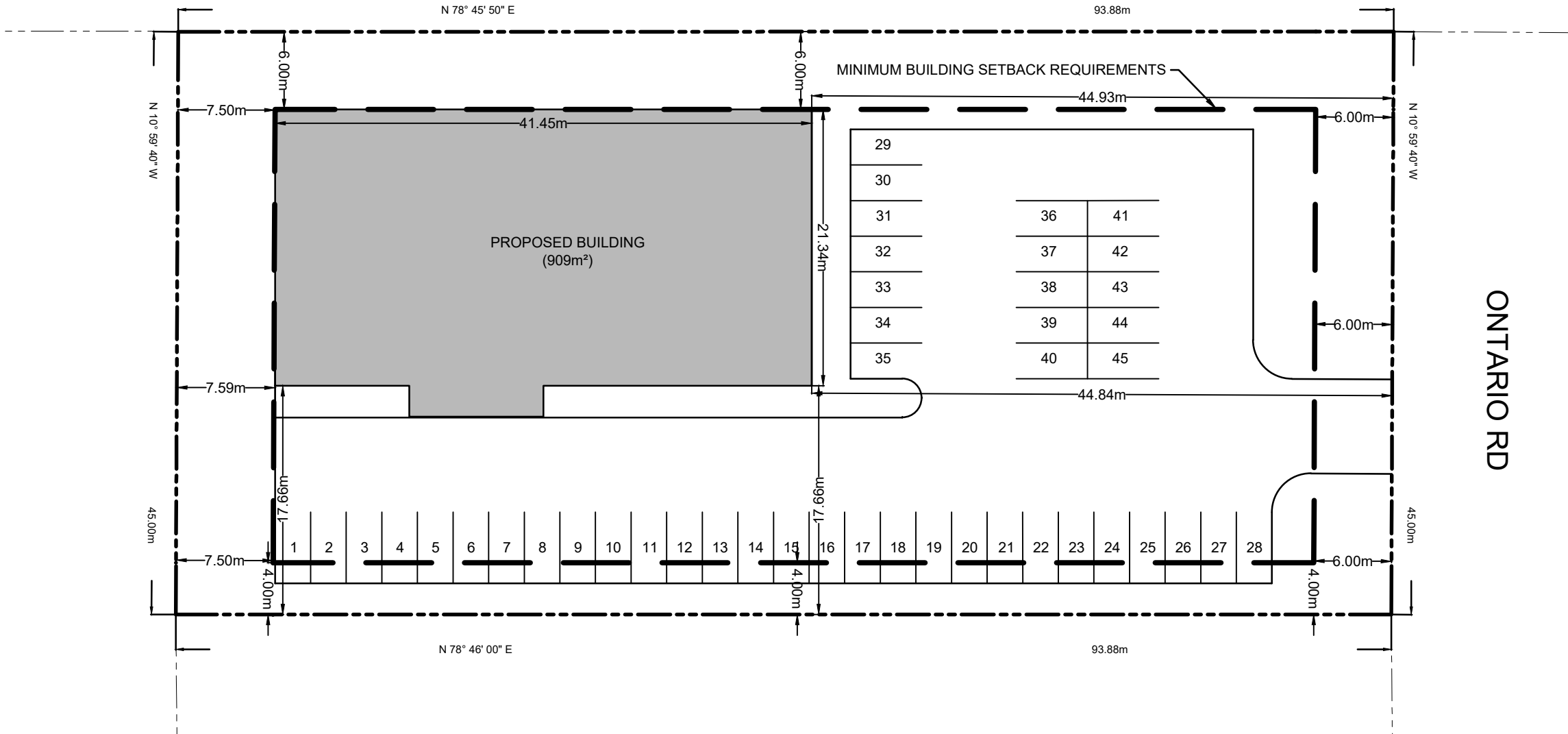
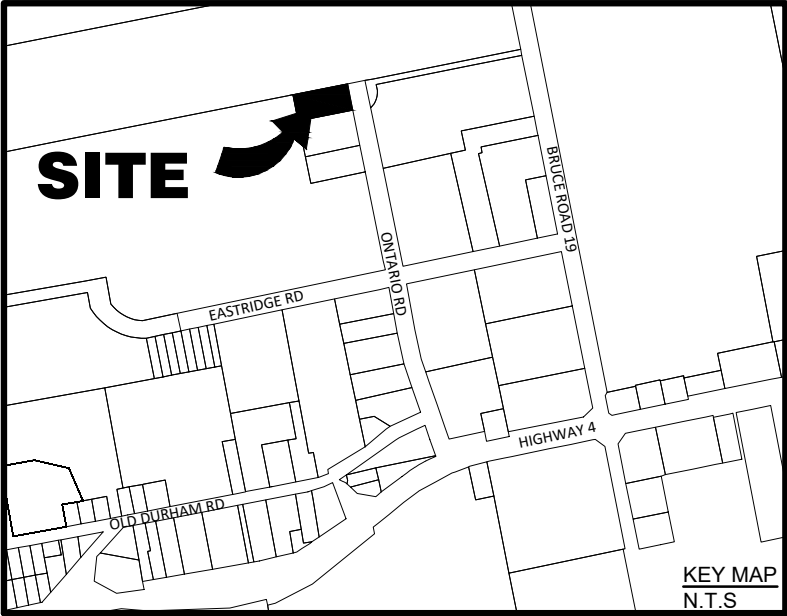



Dana Kieffer, M.Sc. (Planning), MCIP, RPP
Senior Development Planner,
Cobide Engineering Inc.

Appendix A

CONCEPTUAL SITE PLAN

H:\Brockton\10628- Brockton Eastridge Business Park P\J\Drawings\Submissions\2023-07-25 - Concept for P\J\10628 - Base - 2023-07-25.dwg



No.	DATE	DESCRIPTION	BY	APPD
REVISION / ISSUE				
Title:				
PART 1, PLAN 3R-10027 MUNICIPALITY OF BROCKTON COUNTY OF BRUCE PRELIMINARY SITE PLAN				
Client:				
BROCKTON				
<div><div>COBIDE ENGINEERING INC</div><div>517 10th St, Hanover, ON N4N 1R4 Telephone: (519) 506-5959 www.cobideeng.com</div></div>				
Design: _____		Scale: 1:400		
Drawn: JHL		Approved:		
Checked: _____				
Date: JULY 25, 2023				
			Design Engineer	
DRAWING No.			10628-SP1	

Agency Comments:

Corporation of the Municipality of Brockton: No comments.

Historic Saugeen Metis: No objection or opposition to the proposed applications.

Saugeen Ojibway Nation: SON Archaeology has cautiously accepts the 2015 archaeology report and is in the later stages of specialist review. If archaeological resources are revealed in future, please contact SON Archaeology immediately.

Saugeen Valley Conservation Authority: The applications are acceptable to SVCA staff. Full comments provided in full below.

Public Comments: No comments have been received at the time of this reports submission.

SENT ELECTRONICALLY ONLY: brusso@brucecounty.on.ca and bcplwa@brucecounty.on.ca

September 21, 2023

County of Bruce Planning & Development Department
30 Park Street
Walkerton, Ontario N0G 2V0

ATTENTION: Benito Russo, Planner

Dear Mr. Russo,

RE: Z-2023-071 and L-2023-014 (Brockton)
Unassigned civic address
Roll No.: 410436000101807
Part Lot 34 Concession 1 NDR, Part 1 Plan 3R10027
Municipality of Brockton

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA), dated September 2019, with the County of Bruce representing natural hazards, and water resources; and the application has been reviewed through our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose

The purpose of the application is for a site-specific Amendment to the Local Official Plan to permit associated health services in the Business Park 1 Designation. An associated Zoning By-law Amendment is proposed to re-zone the subject lands to permit a Wellness Centre. If approved, this would facilitate the development of a fitness center also providing services for consultation, diagnosis and/or treatment of persons for medical, therapeutic and wellness purposes but shall not include overnight accommodation for in-patient care. It shall also include an indoor turf field, walking track, and permit facility rentals/tournaments.

Recommendation

The application is acceptable to SVCA staff. The subject property does not contain any natural hazard features or other environmental features of interest to SVCA or as per our MOA with the County of

Bruce. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard Policies of the PPS, 2020 and the Municipality of Brockton Official Plan.

Additionally, the property is not within the SVCA Regulated Area, and is not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required for development on the property.

Please inform this office of any decision made by the planning approval authority with regards to the application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: Fiona Hamilton, Clerk, Municipality of Brockton (via email)
Gregory McLean, SVCA Member representing the Municipality of Brockton (via email)



County of Bruce
Planning & Development Department
30 Park Street, Box 848
Walkerton, ON N0G 2V0
brucecounty.on.ca
226-909-5515



August 22, 2023

File Number(s): L-2023-014, Z-2023-071

Public Meeting Notice

You're invited:

Hybrid Public Meeting

to consider Local Official Plan Amendment and Zoning By-law Amendment / file # L-2023-014, Z-2023-071

Tuesday, September 26, 2023 at 7:00 p.m.

A change is proposed in your neighbourhood: The purpose of this application is for a site-specific Amendment to the Local Official Plan to permit associated health services in the Business Park 1 Designation. An associated Zoning By-law Amendment is proposed to re-zone the subject lands to permit a Wellness Centre. If approved, this would facilitate the development of a fitness center also providing services for consultation, diagnosis and/or treatment of persons for medical, therapeutic and wellness purposes but shall not include overnight accommodation for in-patient care. It shall also include an indoor turf field, walking track, and permit facility rentals/tournaments.

The related Zoning By-law Amendment File is Z-2023-071



BRANT CON 1 NDR
PT LOT 34
RP;3R10027 PART
1 (Walkerton)

Municipality of
Brockton

Roll Number:
410436000101807

Learn more

Additional information about the application is available online at <https://brucecounty.on.ca/living/land-use>. Information can also be viewed in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is: Benito Russo

Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda. Comments received after September 19, 2023 may not be included in the Planning report but will be considered if received prior to a decision being made, and included in the official record on file.

Before the meeting: You can submit comments by email bcplwa@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to the Committee for its consideration.

How to access the public meeting

The Public Meeting will be held in a hybrid format.

For information on how to participate in the public meeting, please visit the municipal website at www.brockton.ca under "Current Council Meeting Agenda".

Please contact the Municipality at fhamilton@brockton.ca or 519-881-2223 Ext. 124 if you have any questions regarding how to participate in the meeting.

Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

Know your rights

Section 17(36) of the [Planning Act](#) outlines rights of appeal for Official Plan Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the County of Bruce to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to municipality before the proposed official plan (or official plan amendment) is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to municipality before the proposed official plan (or official plan amendment) is adopted, the person or public body may not be added as a party to the hearing of an appeal

before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of municipality to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to municipality before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the municipality before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

[illegible]